

Chapter 7: Housing

Median Gross Rent

MEDIAN GROSS RENT

Median Gross Rent is the midpoint in gross rent distribution. Census data is collected for rents above and below that midpoint for occupied housing units only.

Between 1990 and 2000 the citywide median gross rent increased from \$462 to \$575. This is a measure of how rents increased across the City as a whole. Since rent can be very dependent on location, each Super Neighborhood is also assigned a median rent based on rents in that individual Super Neighborhood. The highest median rents by Super Neighborhood in 2000 were found in Kingwood, Meyerland, and Memorial, all of which were between \$1,000 and \$1,105. In 1990, the same three Super Neighborhoods

had the highest median rents in the City, but the rents then were between \$650 and \$720. The lowest median gross rents in 2000 were found in Carverdale, Magnolia Park, and Greater Fifth Ward, all of whose medians were less than \$320. In 1990, the lowest median gross rents (all below \$260) were found in Fourth Ward, Greater Fifth Ward, and Settegast.

Only four Super Neighborhoods saw median gross rent decrease: Clinton Park/Fidelity, Lake Houston, Magnolia Park, and Carverdale. Rent increases occurred in the other 84 Super Neighborhoods and were highest in areas where rents were already high, such as Clear Lake and the western side of the City.

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Table 7.11

Median Gross Rent by Super Neighborhood					
		2000	1990	\$ change	% change
	CITY OF HOUSTON	\$ 575	\$ 462	\$ 113	24.5%
16	Memorial	\$ 1,105	\$ 720	\$ 385	53.5%
87	Greenway/Upper Kirby Area	\$ 944	\$ 567	\$ 377	66.5%
31	Meyerland Area	\$ 1,029	\$ 652	\$ 377	57.8%
17	Eldridge/West Oaks	\$ 892	\$ 516	\$ 376	72.9%
8	Westbranch	\$ 912	\$ 539	\$ 373	69.2%
83	MacGregor	\$ 692	\$ 321	\$ 371	115.6%
81	Clear Lake	\$ 999	\$ 645	\$ 354	54.9%
21	Greater Uptown	\$ 938	\$ 598	\$ 340	56.9%
88	Lawndale/Wayside	\$ 654	\$ 330	\$ 324	98.2%
1	Willowbrook	\$ 806	\$ 487	\$ 319	65.5%
33	Medical Center Area	\$ 836	\$ 517	\$ 319	61.7%
32	Braeswood Place	\$ 822	\$ 510	\$ 312	61.2%
43	Kingwood Area	\$ 1,015	\$ 716	\$ 299	41.8%
60	Fourth Ward	\$ 516	\$ 222	\$ 294	132.4%
23	Afton Oaks/River Oaks Area	\$ 894	\$ 609	\$ 285	46.8%
28	University Place	\$ 780	\$ 499	\$ 281	56.3%
20	Woodlake/Briarmeadow	\$ 736	\$ 457	\$ 279	61.1%
19	Westchase	\$ 676	\$ 410	\$ 266	64.9%
24	Montrose	\$ 655	\$ 391	\$ 264	67.5%
61	Downtown	\$ 786	\$ 525	\$ 261	49.7%
22	Memorial Park/Washington Avenue	\$ 642	\$ 382	\$ 260	68.1%
14	Lazy Brook/Timbergrove	\$ 682	\$ 432	\$ 250	57.9%
18	Briarforest Area	\$ 841	\$ 602	\$ 239	39.7%
85	Spring Branch Center	\$ 637	\$ 402	\$ 235	58.5%
38	Willow Meadows/Willowbend Area	\$ 789	\$ 559	\$ 230	41.1%
30	Braeburn	\$ 619	\$ 407	\$ 212	52.1%
62	Midtown	\$ 589	\$ 384	\$ 205	53.4%
4	Fairbanks Northwest Crossing	\$ 609	\$ 410	\$ 199	48.5%
15	Greater Heights	\$ 558	\$ 361	\$ 197	54.6%
84	Spring Shadows	\$ 700	\$ 515	\$ 185	35.9%
54	Hunterwood	\$ 725	\$ 541	\$ 184	34.0%
9	Addicks Park Ten	\$ 781	\$ 601	\$ 180	30.0%
66	Binz	\$ 672	\$ 500	\$ 172	34.4%
26	Sharpstown	\$ 588	\$ 418	\$ 170	40.7%
27	Gulfton	\$ 510	\$ 341	\$ 169	49.6%

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Median Gross Rent by Super Neighborhood (cont.)					
		2000	1990	\$ change	% change
	CITY OF HOUSTON	\$ 575	\$ 462	\$ 113	24.5%
11	Langwood	\$ 572	\$ 408	\$ 164	40.2%
86	Spring Branch East	\$ 558	\$ 396	\$ 162	40.9%
80	Ellington/South Belt	\$ 709	\$ 548	\$ 161	29.4%
2	Greater Greenspoint	\$ 538	\$ 383	\$ 155	40.5%
42	Airport Area	\$ 602	\$ 447	\$ 155	34.7%
53	El Dorado/Oates Prairie	\$ 563	\$ 410	\$ 153	37.3%
40	Central Southwest	\$ 648	\$ 496	\$ 152	30.6%
37	Westbury	\$ 706	\$ 554	\$ 152	27.4%
10	Spring Branch West	\$ 595	\$ 444	\$ 151	34.0%
29	Westwood	\$ 493	\$ 344	\$ 149	43.3%
12	Oak Forest/Garden Oaks	\$ 607	\$ 458	\$ 149	32.5%
75	Meadowbrook/Allendale	\$ 558	\$ 412	\$ 146	35.4%
79	Edgebrook Area	\$ 610	\$ 467	\$ 143	30.6%
25	Alief	\$ 652	\$ 512	\$ 140	27.3%
56	Denver Harbor/Port Houston	\$ 468	\$ 333	\$ 135	40.5%
58	Northshore	\$ 556	\$ 421	\$ 135	32.1%
69	Gulfgate/Pine Valley	\$ 462	\$ 328	\$ 134	40.9%
74	Park Place	\$ 457	\$ 324	\$ 133	41.0%
64	Eastwood Lawndale	\$ 428	\$ 297	\$ 131	44.1%
57	Pleasantville Area	\$ 484	\$ 357	\$ 127	35.6%
71	Sunnyside	\$ 420	\$ 294	\$ 126	42.9%
73	Golfcrest/Reveille	\$ 502	\$ 377	\$ 125	33.2%
78	Greater Hobby Area	\$ 529	\$ 405	\$ 124	30.6%
7	Hidden Valley	\$ 690	\$ 571	\$ 119	20.8%
13	Independence Heights	\$ 459	\$ 342	\$ 117	34.2%
34	Astrodome Area	\$ 612	\$ 496	\$ 116	23.4%
51	Near Northside	\$ 431	\$ 316	\$ 115	36.4%
77	Minnetex	\$ 453	\$ 338	\$ 115	34.0%
5	Greater Inwood	\$ 627	\$ 512	\$ 115	22.5%
65	Harrisburg/Manchester	\$ 422	\$ 308	\$ 114	37.0%
52	Kashmere Area	\$ 427	\$ 313	\$ 114	36.4%
70	Pecan Park	\$ 464	\$ 359	\$ 105	29.2%
49	East Houston	\$ 522	\$ 417	\$ 105	25.2%
63	Second Ward	\$ 371	\$ 267	\$ 104	39.0%
36	Greater Fondren S.W.	\$ 585	\$ 482	\$ 103	21.4%

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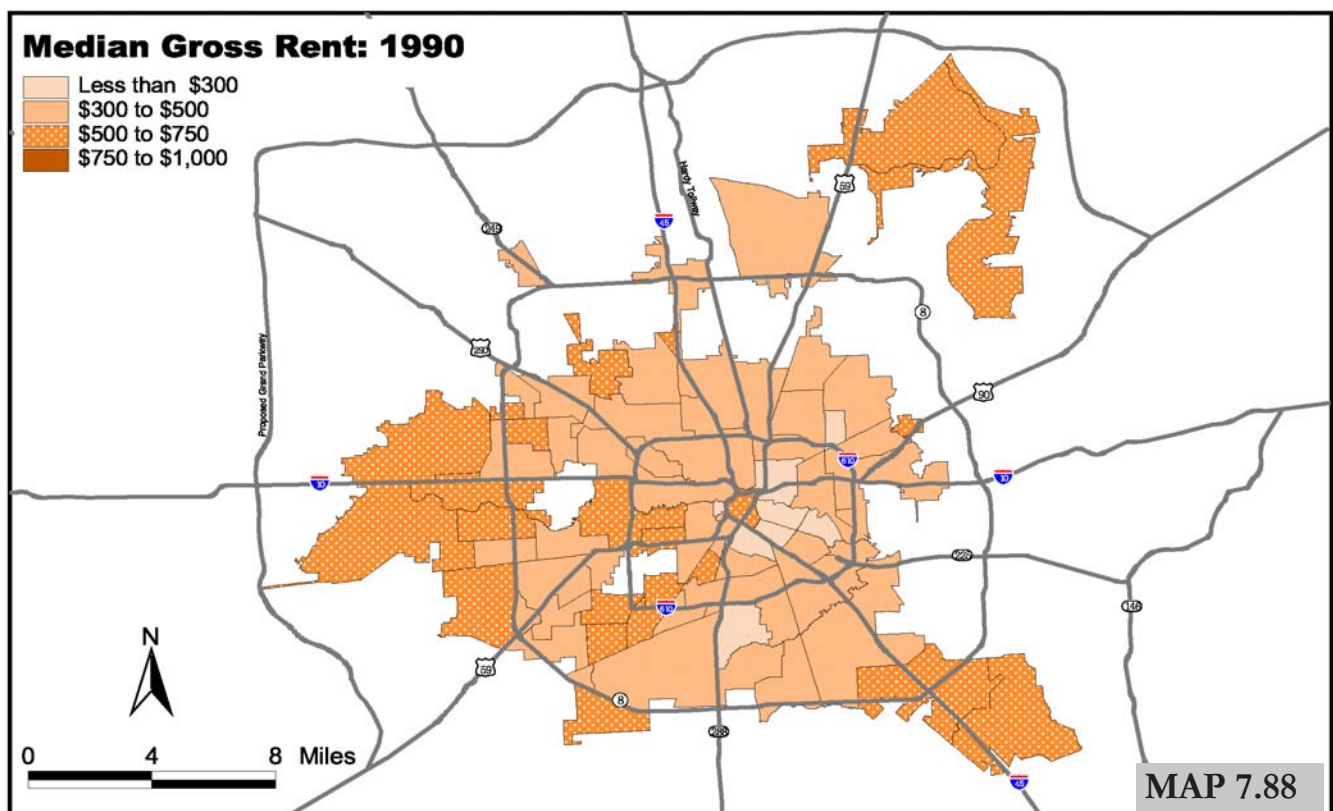
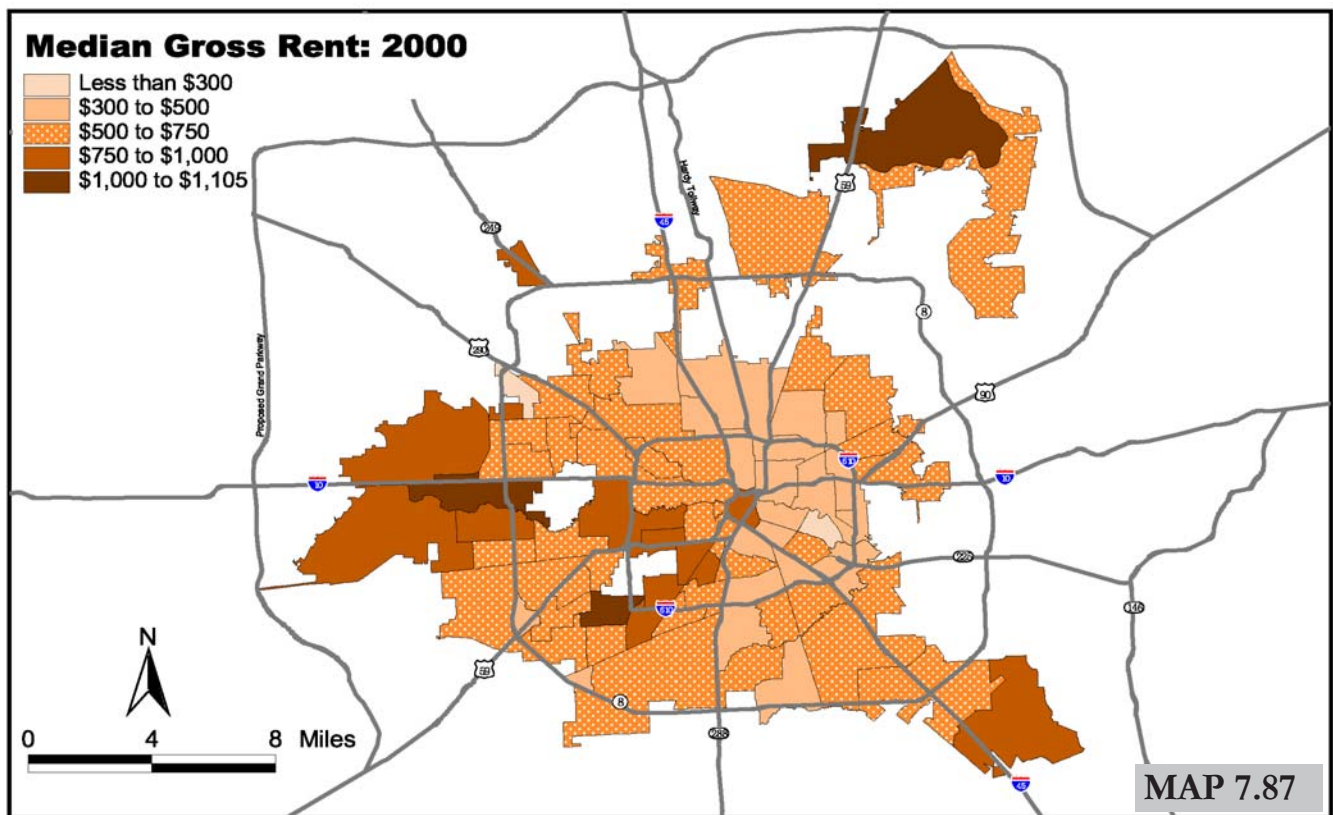
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Table 7.11 continued

Median Gross Rent by Super Neighborhood (cont.)					
		2000	1990	\$ change	% change
	CITY OF HOUSTON	\$ 575	\$ 462	\$ 113	24.5%
46	Eastex/Jensen Area	\$ 444	\$ 342	\$ 102	29.8%
45	Northside Northline	\$ 462	\$ 363	\$ 99	27.3%
50	Settegast	\$ 354	\$ 256	\$ 98	38.3%
41	Fort Bend/Houston	\$ 742	\$ 644	\$ 98	15.2%
67	Greater Third Ward	\$ 352	\$ 269	\$ 83	30.9%
47	East Little York/Homestead	\$ 574	\$ 493	\$ 81	16.4%
6	Acres Homes	\$ 416	\$ 341	\$ 75	22.0%
39	Fondren Gardens	\$ 471	\$ 396	\$ 75	18.9%
48	Trinity/Houston Gardens	\$ 423	\$ 349	\$ 74	21.2%
55	Greater Fifth Ward	\$ 316	\$ 246	\$ 70	28.5%
72	South Park	\$ 524	\$ 458	\$ 66	14.4%
68	OST/South Union	\$ 423	\$ 358	\$ 65	18.2%
76	South Acres/Crestmont Park	\$ 547	\$ 483	\$ 64	13.3%
35	South Main	\$ 514	\$ 459	\$ 55	12.0%
59	Clinton Park/Fidelity	\$ 330	\$ 347	\$ (17)	-4.9%
82	Magnolia Park	\$ 262	\$ 288	\$ (26)	-9.0%
44	Lake Houston	\$ 501	\$ 534	\$ (33)	-6.2%
3	Carverdale	\$ 238	\$ 328	\$ (90)	-27.4%

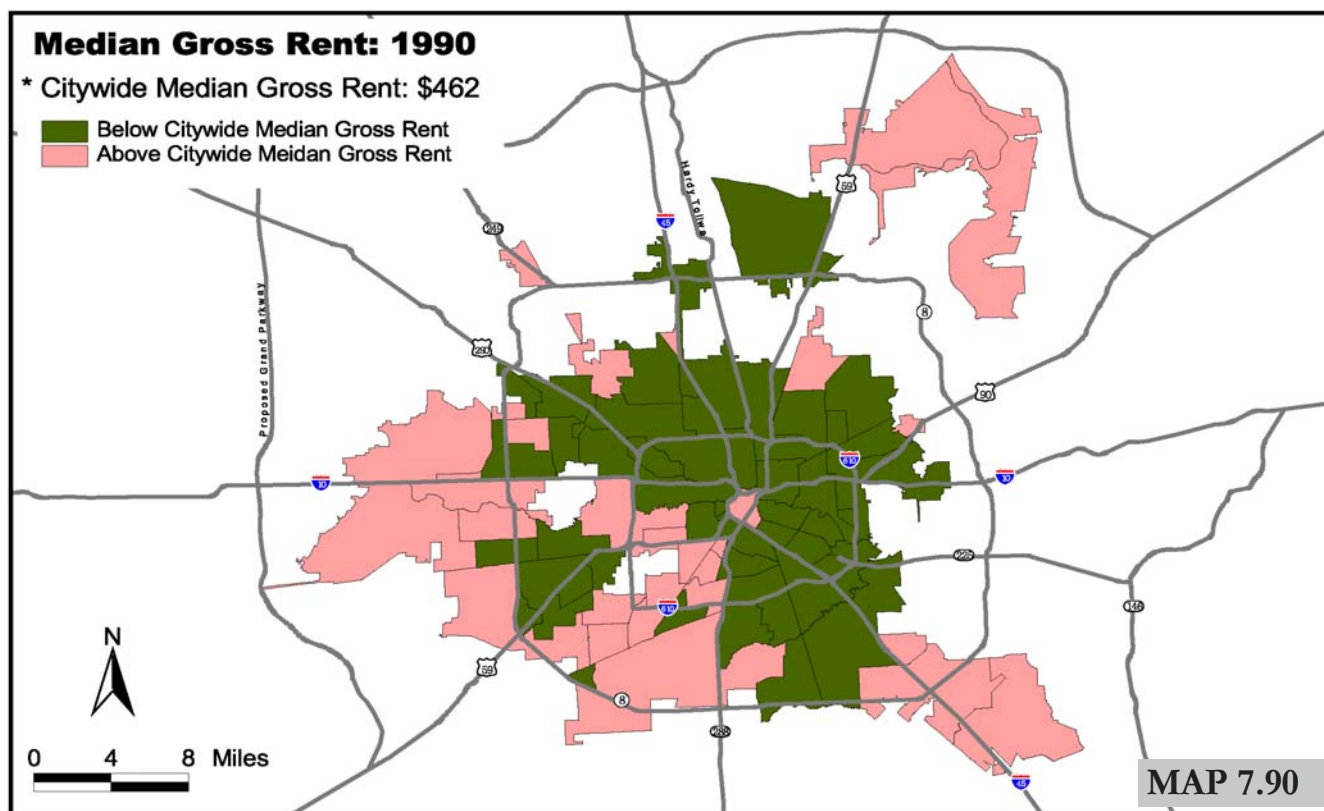
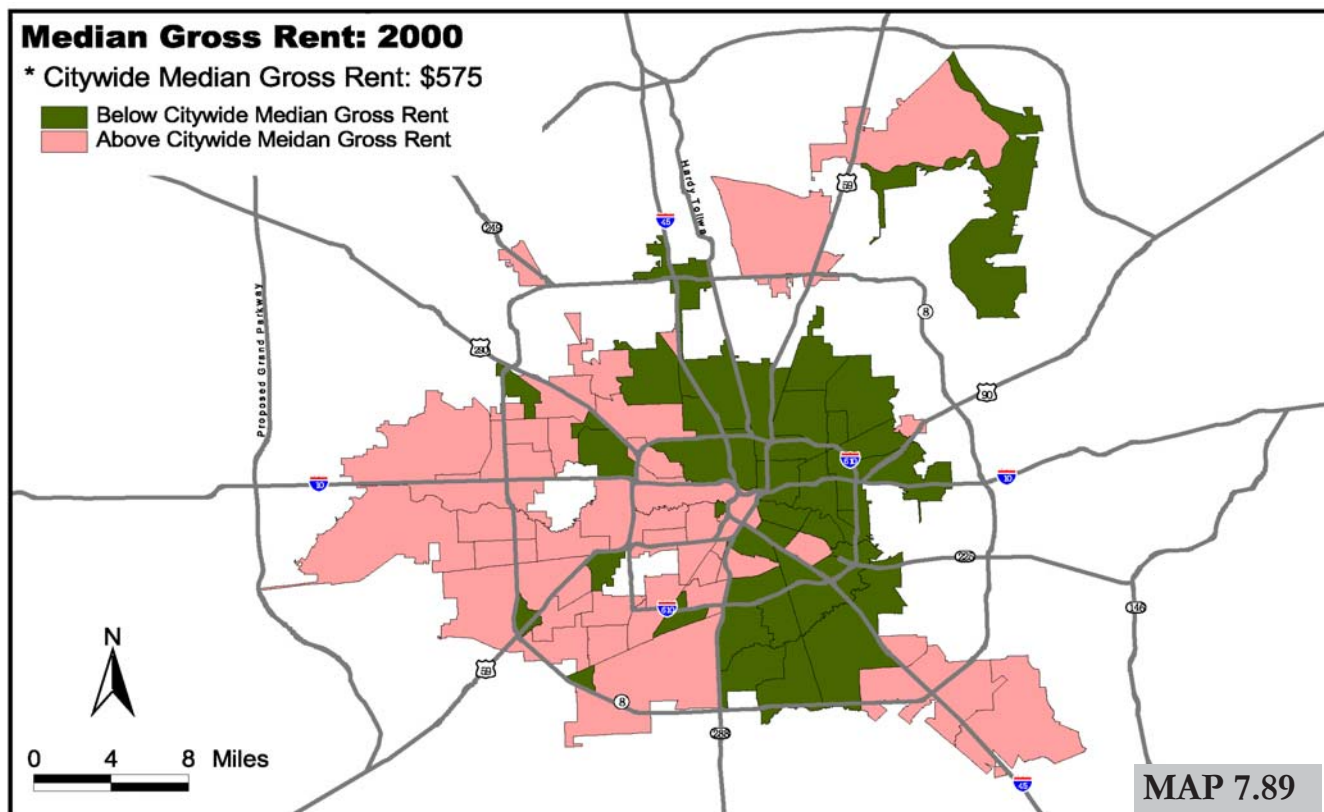
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